![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900446006[1].wmf]() **Annual Board Meeting**

The Annual Meeting of the Thunderbird North Community Association, Inc. will be held on April 16, 2014 at 6:30PM at the City Centre located at 2880 La Quinta. The board will report on the accomplishments over the past year as well as the goals and objectives for the coming year. Residents at the meeting will have the opportunity to provide information and comments. Please attend and help keep the board accountable to all the residents. Be sure to check the Association website at [www.TBNCA.org](http://www.TBNCA.org) to keep up with community information.

### C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900384726[1].jpg Annual Elections Results C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900301360[1].wmf

Charles Eubanks and Victor Scott were elected for 2 year terms effective January 2014 till December 2015.

During the January board meeting the followings Officers were selected for a 1 year term.

1. President – Charles Eubanks
2. Vice President I, Assists committees as needed – Sarah Rivette
3. Vice President II, Maintenance; works to ensure facilities are maintained – George Flowers
4. Secretary – Susan Soto
5. Treasurer - Victor Scott

The board members depend upon the assistance and cooperation of all residents. Select an area where you would like to contribute and join in the activities.

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\WWBV6MRA\MP900431662[1].jpg]() **Communicate with the BOARD** ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900413666[1].wmf]()

Neighborhood Website [www.TBNCA.org](http://www.TBNCA.org), Neighborhood Phone 281-438-1188, Neighborhood e-mail address TBNBoard@yahoo.com: It does not matter which way you choose to communicate we will respond. It is your neighborhood and we need your help. Tell us the good, the bad or just what you want!!

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 **All of the activities of Thunderbird North are open to all of our residents. Homeowner or Tenant everyone is welcome!!**

 **![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900054870[1].wmf]() 2014 Assessments ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900431631[1].png]()**

The Annual assessments are due as of February 28, 2014. This delay was the result of clearing up remaining issues with the previous Bookkeeper. We have a few issues remaining and the invoices that were sent out in January only reflect the 2014 assessments. Collections will continue on the previous years. The TBNCA collection rate excluding 2014 is now 78 % and improving.

 **![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900215961[1].wmf]() Garden Club**

The Garden Club put out our Christmas Decorations shortly after Thanksgiving both at the entrance and the pool area. The only problem was the loss of a deer. The Garden Club also did the judging of the decorations contest. The following homes won the contest: (We hope everyone got the opportunity to see the effort that went into the decorating)

1. Best Creative and Original – Robert and Mercedes Wise – 1414 Cherry Creek Court
2. Best Children’s Theme – Victor and Sara Sanchez – 1731 Eastfield
3. Best Use of Lights – Mike and Judy Faulkner – 3218 Mission Valley
4. Judges Favorite – Liz Wilson – 1731 Indian Wells

The Garden Club has been busy with several activities in the past year and plans to be even more active in 2014. Anyone who is interested in joining in please contact Kay at 281-438-9796 or Kaychantar@gmail.com,

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| C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MC900048006[1].wmf | **Deed Restrictions** |

The Deed Restriction Committee would like to thank everyone for their support in maintaining our neighborhood. The enforcement of our deed restrictions is necessary to maintain the value of all the homes in our neighborhood. Things to remember:

1. Grass in sidewalks and driveways must be removed.
2. Grass must be edged all around the sidewalks and driveway.
3. Nothing may be stored in a manner that is visible from the street; trash cans, basketball goals, toys, etc.
4. Any damage to the home must be repaired. (Gutters, windows, doors, mold, etc.)
5. No vehicles, boats or trailers may be stored where they are visible from the street.
6. **Trash cans may not be visible from the street except for trash collection. This is also a city violation and we have heard they are writing violations.**

The complete deed restrictions and handbook providing a simpler explanation of the requirements may be viewed at the website [www.TBNCA.org](http://www.TBNCA.org). Remember that most major work requires not only approval of the Architectural Control Committee but a permit from the city as well.

The Deed Restriction Committee is looking for additional volunteers to assist in maintaining all of our home values. Violations are documented and the homeowner receives a series of letters explaining the violation and requesting the violation be corrected. The Association does not have the authority to fine homeowners; however, after a period of time the association may correct the problem and then bill the homeowner for legal and contractor cost. This to the best of my knowledge has never had to happen. If you have a little time to help the neighborhood please contact us at 281-438-1188 or at the website [**www.TBNCA.org**](http://www.TBNCA.org)

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900439899[1].wmf]() **Social Committee**

Our Social Committee has been providing pool parties; a summer fling and for National Night Out. Each party has featured children’s games, a bounce castle as well as open swimming at the pool. There has been food, drinks and plenty of visiting with neighbors and friends. These events allow everyone the opportunity mingle and discuss common ideas.

If you would like to volunteer to help with future events please contact Peter Cruickshank at 832 452 1680.

 ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QEPH9U53\MC900431524[1].png]()  **Sidewalk Repairs**

Sidewalk Repair Project Coordinator Susan Soto received a map from the city showing 291 sections of distressed sidewalk in our neighborhood to be repaired and/or replaced by the city. The map is available for viewing at the monthly board meetings. Property owners at points of repair will be asked to sign a waiver if tree roots are causing the sidewalk problem/breakage. The whole neighborhood needs to let city council and the mayor know that we are interested in completing this project. If your address is an even number, please call City Council Member Don Smith at 281-403-8500 (email: donsmith@missouricitytx.gov), City Council Member Jerry Wyatt at 281-437-8891 (email: jwyatt@missouricitytx.gov), or City Council Member Danny Nguyen at 713-478-2972 (email: dnguyen@missouricitytx.gov) to share your concerns about the condition of the sidewalks in Thunderbird North. Mayor Allen Owen may be reached at 281-403-8500 or aowen@missouricitytx.gov. Contacting these elected officials by sending an email or making a phone call that identifies you as a resident of Thunderbird North who is interested in getting our sidewalks repaired will help city officials understand that the Thunderbird North community cares. **YOUR VOICE IS NEEDED!!** We are now competing with other communities for sidewalk repair funding. An email address has been created to make it easier to communicate with the sidewalk repair project committee. The email address is: TBNSidewalk@gmail.com.

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\LCASZAVH\MC900097863[1].wmf]() **Board Opening ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900231375[1].wmf]()**

George Flowers, the Vice President of Maintenance has resigned from the board to deal with pressing personal issues. George has made a significant impact on our neighborhood and will be missed. This position takes care of the amenities area as well as the maintenance of the 3 medians. This position approves repairs for maintenance and notifies the board when repairs are required. Anyone interested in applying for this position please send an e mail to TBNBOARD@yahoo.com or call us at 281-438-1188. If you wish, you may contact me directly at 713-304-1903.

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\QMA1ADID\MC900013641[1].wmf]() Police Corner ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\72XZX6VP\MP900184939[1].jpg]()**

Greetings Thunderbird North:

I would like to take a moment to wish you all a Happy New Year and hope we can make 2014 a safe and successful one. I have enjoyed working with Thunderbird North as your Police Department liaison and wish to remind you all that if there is anything I can do to keep Thunderbird North a great place to live, please let me know.

One of the best tools a Police Department has are concerned citizens. I encourage each of you to keep an eye out for your neighbors and call us if you see anything suspicious. We are more than willing to come make sure everything is as it should be, and we will not reveal who called. I look forward to continuing our successful relationship and you may call me at any time.

Lieutenant Jeff York
Missouri City Police Department

281-403-5818

**![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MC900018954[1].wmf]()Deed Restrictions and By-Laws ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MC900174351[1].wmf]()**

Thunderbird North Deed Restrictions and By-Laws need to be revised to reflect the current economy and legal requirements. We have held 5 meetings about the deed restrictions and are about ready to go to the attorney for preparation. Please attend the next meeting on **Saturday morning, February 15, 2013 at 10AM** and provide your input. The meeting will be held at the pool and refreshments will be served. The suggested changes are divided into 3 basic categories:

1. These are changes required to comply with the current laws. Our deed restrictions were written in 1975 and a lot has changed. These changes will be handled by the attorney and the laws dictate the changes.
2. Changes required keeping the association solvent and viable. The following are suggestions from the residents during the last 5 meetings:
	1. Raise the annual assessment to $175 so that we can pay the bills and hopefully have a little to set aside for unexpected repairs and improvements.
	2. Provide residents an option to pay ½ in January and ½ in July.
	3. Allow the board to increase the assessments when needed by a maximum of 6% per year. Require the increase be supported by a budget.
	4. When the board can document a need for an increase above 6% there must be an election in the same manner as an election for a special assessment. The board must announce the need for the increase at a regular monthly meeting, then solicit input from residents at a second monthly meeting which has been advertised in the newsletter and then hold a final vote in a third meeting called in the same manner as an election for a special assessment.
	5. When a capital expenditure exceeds $25,000 an election must be held. This election will be held in the same manner as the election for a special assessment. Repairs to existing facilities do not repair a special election.
3. Changes requested by residents to improve the appearance of the neighborhood and make the Deed Restrictions easier to follow:
	1. Clarify the deed restrictions by placing the wording in paragraph 8 (pg13) of the Handbook into the deed restrictions. Currently the Deed Restriction violation letters state the paragraph of the deed restrictions violated as detailed in the appropriate paragraph in the handbook.
	2. Require that window treatments visible from the street be in good repair.
	3. Prohibiting window air conditioners that are visible from the street.
	4. Prohibiting burglar bars. Existing burglar bars may remain until the home changes hands. Ornamental iron work is only considered to be burglar bars if they include windows and doors and are not decorative in appearance. Ironwork enclosing only the front porch is not to be considered burglar bars.
	5. Restrict the colors that may be used in painting the exterior of homes. The current idea is Earth tones only as approved by the Architectural Control Committee.

**Obviously, these ideas will have to be reviewed and approved by the association attorneys. I personally do not agree with all of the proposals; however, the board is going with the majority opinion. We need your input to be sure we serve the needs of the neighborhood. Please attend the Saturday meeting and express your desires.** **After the attorney’s review and rewrite the Deed Restrictions will then be submitted to an election for Homeowner approval.**

**Updates on the progress of this project and announcements will be available on your Association website** [**www.TBNCA.org**](http://www.TBNCA.org)**. To receive announcements about the changes subscribe to the website. The process involves going to the right hand column of the news tab and entering your email address and clicking on subscribe. You will then receive an e-mail acknowledging your subscription. YOU MUST CLICK CONFIRMING YOUR SUBSCRIPTION TO COMPLETE THE PROCESS. You can always unsubscribe later; however, there will be good information from the website.**

![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\4QVK3MII\MP900442197[1].jpg]() **Recent Collections ![C:\Users\Charles Eubanks\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\9A6EBPK2\MP900442387[1].jpg]()**

**Letters were sent to over 360 homeowners in September 2013 notifying them of past due assessments. Many of the residents were able to provide documentation of previous payment and many others met with the board and resolved the debt. There remains an outstanding balance from previous years of $85,000. The numbers used to calculate the past due and collection rate have been adjusted for the 9 vacant and abandoned homes in our community. These homeowners are in various stages of losing their homes and we have not been able to locate the individuals. When the banks foreclose the debt owed the HOA is wiped out by court order and is no longer collectible; therefore, these amounts were not included in the calculations. The board will continue to collect from the remaining individuals who are in arrears from 2013. There will be a 3rd letter mailed by February to those individuals as we prepare for court action. The number of homeowners remaining to collect from is approximately 130. A court judgment was selected by the board as opposed to a lien because of the many avenues of collection that exist with a court judgment. We have discovered that credit agencies pick up these judgments for credit reports automatically. While the Association has no desire to adversely affect an individual’s credit rating we are fiducially responsible to the other residents to collect these funds to support our neighborhood.**

**If you are one of the homeowners receiving these collection letters and feel they are in error please contact the board to resolve the issue. If you cannot pay the entire amount owed please contact the board and make arrangements for a payment plan. The board would welcome the opportunity to meet with and resolve any outstanding debts.**

**We must collect these funds in order for the association to remain viable and protect all of our property values. The $120 assessment in 1978 covered all expenses and allowed our Community Association to wisely invest money for future years. If every homeowner paid on time we would collect just short of $70,000 each year. According to our records, we have been averaging just short of $90,000 each year to maintain our amenities including landscaping, pool, insurance, etc. We have two problems - one is not collecting enough to cover the annual expenditures associated with maintaining our Community Association and the second is collecting what is past due.**

**The first target is to obtain a 90% collection rate in 2015 and then a 96% collection rate in 2016 and maintain that rate. Quail Valley Fund which handles 15 neighborhoods in Quail Valley informs us that the normal turnover of homes and the problems associated with that turnover leave even professional managed associations with an average collection rate of 97%.**

**Please assist us in resolving our collection issues without having to resort to legal action, neighbors should be able to work together.**

**THUNDERBIRD NORTH**

**NEWSLETTER**

**THUNDERBIRD NORTH**

**NEWSLETTER**

**THUNDERBIRD NORTH**

**NEWSLETTER**